

4. As established by the attached affidavits, the property is a mountain parcel. It is wooded and rocky. As noted in GOEN vs. SANSBURY, 219 Md. 289, 296, with respect to the question of possession of property, "possessory acts of an outlying and uncultivated piece of land may be proved by acts of ownership somewhat different from those required with regard to land under enclosure and actual cultivation." See also BLICKENSTAFF vs. BROMLEY, supra, 220 A.2d at 561, also holding that an actual enclosure is no longer necessary to sustain a claim of adverse user.

5. There is a clear chain of title to the plaintiffs beginning in 1878, which is impaired only by the failure of James C. Clark and Amanda E. Clark, his wife, to record the deed that they received in 1918. Notwithstanding this failure to record, the chain of title then went from Atkins to Gouker to Fisher to Hill before an objection was made to the failure of the Clarks to record their deed. It was raised by counsel examining the title for a sale of the property by the Hills. No affirmative adverse claim has been raised by James C. Clark and Amanda E. Clark, or their heirs, and, as is apparent from the record herein, every known heir of James C. Clark and Amanda E. Clark, has affirmatively consented to the relief requested.

6. The acts of possession including the cutting and hauling of wood, hunting, camping, clearing and regrading the access road, clearing a picnic and camping area, the taking of the boundary survey and general entry on the property. More

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